

**CITY OF ROUND ROCK, TEXAS
PLANNING AND ZONING COMMISSION
WEDNESDAY JANUARY 12, 2005 AT 7:00 P.M.
CITY COUNCIL CHAMBERS
221 EAST MAIN STREET, ROUND ROCK, TEXAS 78664**

MEMBERS

AL KOSIK, CHAIRMAN
PETER DRAPES, VICE CHAIRMAN
SANDY ARNOLD
DALE AUSTIN
RUSS BOLES
DAVID PAVLISKA
LARRY QUICK
RAY THIBODAUX
BETTY WEEKS

AGENDA

1. CALL TO ORDER 7:00 PM

2. ROLL CALL

3. APPROVAL OF THE DECEMBER 1, 2004 REGULAR MEETING MINUTES.

4. CONSENT AGENDA

- 4.A. Consider the Comerica Final Plat, application no. 04-068-FP.
- 4.B. Consider the Palm Valley Market Center Section 2 Final Plat, application no. 04-072-FP.
- 4.C. Consider the Wood Glen Section 8, Lot 1, Block A and Wood Glen Section 1, Phase II, Lots 21 & 22, Block E Amended Final Plat, application no. 04-062-FP.
- 4.D. Consider the Village @ Forest Creek, Section 2 Final Plat , application no. 04-070-FP.
- 4.E. Consider the Forest Creek Section 32 Preliminary Plat Extension, application no. 03-025-PP.
- 4.F. Consider the Sonoma South Final Plat Extension, application no. 04-030-FP.

5. WITHDRAWN ITEMS

- 5.A. Amendment to the Land Use Plan for 4.474 acres out of the P. A. Holder Survey, Abstract 297, Williamson County, Texas, in the Meadows of Chandler Creek, application no. 04-011-Z.

The applicant has withdrawn 2.20 acres of the 4.474 acres out of the P. A. Holder Survey, Abstract 297, Williamson County, Texas, in the Meadows of Chandler Creek application no. 04-011-Z.

6. ITEMS TO BE TABLED

- 6.A. Consider an application filed by Camco Land, LTD to amend the Land Use Plan for 2.274 acres of land out of the P. A. Holder Survey, Abstract No. 297, Williamson County, Texas within the Meadows of Chandler Creek from a single-family designation to a commercial designation, application no. 04-011-Z.

The applicant has requested that this item be tabled until the February 16, 2005 meeting.

- 6.B. Consider the Old Settlers Retail Subdivision Final Plat, application no. 04-071-FP.

The applicant has requested that this item be tabled until the February 16, 2005 meeting.

- 6.C. Consider the Brushy Creek Regional Wastewater Treatment Plant Final Plat, application no. 04-069-FP.

The applicant has requested that this item be tabled until the February 16, 2005 meeting.

- 6.D. Consider public testimony regarding the application filed by Brushy Creek Reserve Investments for approval of the Parkside at Mayfield Ranch Concept Plan, application no. 04-008-CP.

The applicant has requested that this item be tabled until the February 16, 2005 meeting.

- 6.E. Consider the Parkside at Mayfield Ranch Concept Plan, application no. 04-008-CP.

- 6.F. Consider public testimony regarding the application filed by Sweet Home Baptist Church to rezone 8.82 acres of land out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas from PUD (Planned Unit Development) District to TH (Townhouse) District, application no. 04-024-Z; to rezone 8.034 acres of land out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas from PUD (Planned Unit Development) District to PF-1 (Public Facilities-Low Intensity) District, application no. 04-025-Z; and to rezone 3.562 acres of land out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas from PUD (Planned Unit Development) District to C-2 (Local Commercial) District, application no. 04-023-Z.

The applicant has requested that these items be tabled until the February 16, 2005 meeting.

- 6.G. Consider a recommendation to approve the rezoning of 8.82 acres from PUD (Planned Unit Development) District to TH (Townhouse) District, application no. 04-024-Z.

- 6.H. Consider a recommendation to approve the rezoning of 8.034 acres from PUD (Planned Unit Development) District to PF-1 (Public Facilities-Low Intensity) District, application no. 04-025-Z.

- 6.I. Consider a recommendation to approve the rezoning of 3.562 acres of land from PUD (Planned Unit Development) District to C-2 (Local Commercial) District, application no. 04-023-Z.
- 6.J. Consider public testimony regarding the Sagebrush Subdivision Preliminary Plat, application no. 04-018-PP.

The applicant has requested that this item be tabled until the February 16, 2005 meeting.

- 6.K. Consider the Sagebrush Subdivision Preliminary Plat, application no. 04-018-PP.

7. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION

- 7.A. Consider public testimony regarding the proposed amendment to the City of Round Rock General Plan 2000 to add the Southwest Downtown Plan.
- 7.B. *Consider a recommendation to approve the proposed amendment to the City of Round Rock General Plan 2000 to add the Southwest Downtown Plan.*
- 7.C. Consider public testimony regarding the application filed by the City of Round Rock to rezone a portion of 4.6575 acres of land, more or less, out of the A. W. Harris Survey, Abstract No. 298, also known as 1000 E. Main, in Williamson County, Texas, from C-1 (General Commercial with the Historic Overlay) District to C-1 (General Commercial) District, application no. 04-018-Z.
- 7.D. *Consider a recommendation to approve the rezoning of 4.6575 acres of land from C-1 (General Commercial with the Historic Overlay) District to C-1 (General Commercial) District, application no. 04-018-Z.*
- 7.E. Consider public testimony regarding the application filed by the City of Round Rock, to rezone a portion of the 19.9841 acres out of the A. W. Harris Survey, Abstract No. 298, formerly known as 106 W. Anderson, Lot 4, Block 15, Anderson's First Addition, in Williamson County, Texas, from SF-2 (Single Family Residential with the Historic Overlay) District to SF-2 (Single Family Residential) District, application no. 04-019-Z.
- 7.F. *Consider a recommendation to approve the rezoning of a portion of 19.9841 acres of land from SF-2 (Single Family Residential with the Historic Overlay) District to SF-2 (Single Family Residential) District, application no. 04-019-Z.*
- 7.G. Consider public testimony regarding the application filed by the City of Round Rock, to rezone Comfort Suites Subdivision, Lot 1, also known as 420 S. IH 35; and Lot 2, also known as 611 Chisholm Trail, in Williamson County, Texas, from C-1 (General Commercial with the Historic Overlay) District to C-1 (General Commercial) District, application no. 04-020-Z.
- 7.H. *Consider a recommendation to approve the rezoning of Comfort Suites Subdivision, Lots 1 and 2, from C-1 (General Commercial with the Historic Overlay) District to C-1 (General Commercial) District, application no. 04-020-Z.*
- 7.I. Consider public testimony regarding the Triple C Subdivision Preliminary Plat, application no. 04-022-PP.
- 7.J. *Consider the Triple C Subdivision Preliminary Plat, application no. 04-022-PP.*

- 7.K. Consider public testimony regarding the Brushy Creek Regional Wastewater Treatment Plant Preliminary Plat, application no. 04-023-PP.
- 7.L. *Consider the Brushy Creek Regional Wastewater Treatment Plant Preliminary Plat, application no. 04-023-PP.*
- 7.M. Consider public testimony regarding the Provident Crossings Preliminary Plat, application no. 04-024-PP.
- 7.N. *Consider the Provident Crossings Preliminary Plat, application no. 04-024-PP.*
- 7.O. Consider public testimony regarding the Replat of Amended Sam Bass 7, Lot 1, Block A, application no. 04-067-FP.
- 7.P. *Consider the Replat of Amended Sam Bass 7, Lot 1, Block A, application no. 04-067-FP.*
- 7.Q. Consider public testimony regarding the application filed by KLIP to zone 16.517 acres of land, more or less, out of the David Curry Survey, Abstract No. 130, in Williamson County, Texas, to SF-2 (Single-Family Standard Lot) District, application no. 04-028-Z.
- 7.R. *Consider a recommendation to approve the zoning of 16.517 acres of land to SF-2 (Single-Family Standard Lot) District, application no. 04-028-Z.*
- 7.S. Consider public testimony regarding the application filed by the City of Round Rock to zone 1.698 acres of land, more or less, out of the Willis Donaho Survey, A-173, in Williamson County, Texas, to OS (Open Space) District, application no. 04-029-Z.
- 7.T. *Consider a recommendation to approve the zoning of 1.698 acres of land to OS (Open Space) District, application no. 04-029-Z.*
- 7.U. Consider public testimony regarding proposed revisions to Chapter 8, Subdivisions, Code of Ordinances (1995 edition).
- 7.V. *Consider a recommendation to approve the proposed revisions to Chapter 8, Subdivisions, Code of Ordinances (1995 edition).*

8. ADDITIONAL PLATS

- 8.A. Consider the Hidden Glen Park Subdivision Final Plat, application no. 04-059-FP.
- 8.B. Consider the Windy Park Village Preliminary Plat, application no. 04-025-PP.

9. PLANNER REPORT AND COMMISSION COMMENTS

- 9.A. Procedures for announcing conflicts of interest.

10. ADJOURN

Certification

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 7th day of January, 2005 at _____ p.m.

Christine R. Martinez, City Secretary